

**VAR-24-7**

Variance Application

Status: Active

Submitted On: 7/2/2024

Primary Location

Owner

Applicant

Jeremy Manska
 208-317-9876
 jeremy.manska@gmail.com
 1655 N 2nd Ave
Pocatello, ID 83201

Parcel & Variance Information**Parcel Number***

RPRRWE3001700

My property is zoned:*

Residential Suburban

What variance are you requesting? Please select all that apply:

Rear yard setbacks**Side yard setbacks****Riparian area setbacks****Right-of-way setbacks****Lot size****Other****Please describe your variance request in detail:***

This is to request a variance to the side yard set back from 10' to 5' and the rear yard set back from 20' to 5'.

Application for Variance

Narrative addressing how your application meets criterion 1: The applicant has shown there is no reasonable alternative.*

Due to the size of the lot and previously approved variances in the area, this request follows what has been approved in the area.

Narrative addressing how your application meets criterion 2: The variance is not in conflict with the public interest.*

The set backs requested follow other set back variances approved in the the Westfield Estates Divisions 1-3 and the blanket variance approved for Westfield Estates Division 4.

Narrative addressing how your application meets criterion 3: The variance will not adversely affect adjacent property.*

Similar variances have been approved in this area already and meets the City of Chubbuck's set back requirements which have been the basis of preceeding variances for the area.

Narrative addressing how your application meets criterion 4: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site.*

If the variance is not accepted it will go against variances that have been approved in the area.

Certification

Electronic Signature [Typed name of applicant]*

Jeremy Manska

I agree that my electronic signature above is equivalent to a handwritten signature and is binding for all purposes related to this transaction*



Date*

07/02/2024

A NEW RESIDENCE FOR
CHRIS O'CONNOR AND AMBER THOMPSON

NEW CONSTRUCTION
 SINGLE FAMILY RESIDENCE
 CODE COMPLIANCE: 2018 IRC
 LOT 21 BLOCK 2
 WESTFIELD ESTATES DIVISION 3
 14792 HAMILTON AVENUE
 BANNOCK COUNTY
 POCATELLO, IDAHO
 LOT AREA = .52 ACRES
 MAIN FLOOR = 2880 SF
 BONUS ROOM = 336 SF
 ATTACHED GARAGE = 1167 SF
 GARAGE STORAGE = 183 SF
 COVERED PATIO AREA = 358 SF
 COVERED PORCH = 280 SF

ENERGY CODE COMPLIANCE:

PREScriptive ENERGY CODE
R-50 ATTIC
R-21 EXTERIOR WALLS
R-30 FLOORS
R-19 BASEMENT WALLS
.35 U VALUE LO-E WINDOWS

DRAWING LIST:

1. SITE PLAN
2. FLOOR PLAN
3. BONUS ROOM FLOOR PLAN AND ROOF PLAN
4. FOUNDATION PLAN
5. WEST AND SOUTH ELEVATIONS
6. EAST AND NORTH ELEVATIONS, PORTAL OPENING DETAILS
7. SECTION, DETAILS

GENERAL NOTES:

1. ALL FEDERAL, STATE AND LOCAL CODES, REGULATION SPECIFICATIONS AND PLANS FOR THIS BUILDING SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE.
2. VERIFY UTILITY LOCATIONS PRIOR TO DIGGING.
3. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
5. USE ENGINEERED TRUSSES WHERE POSSIBLE.

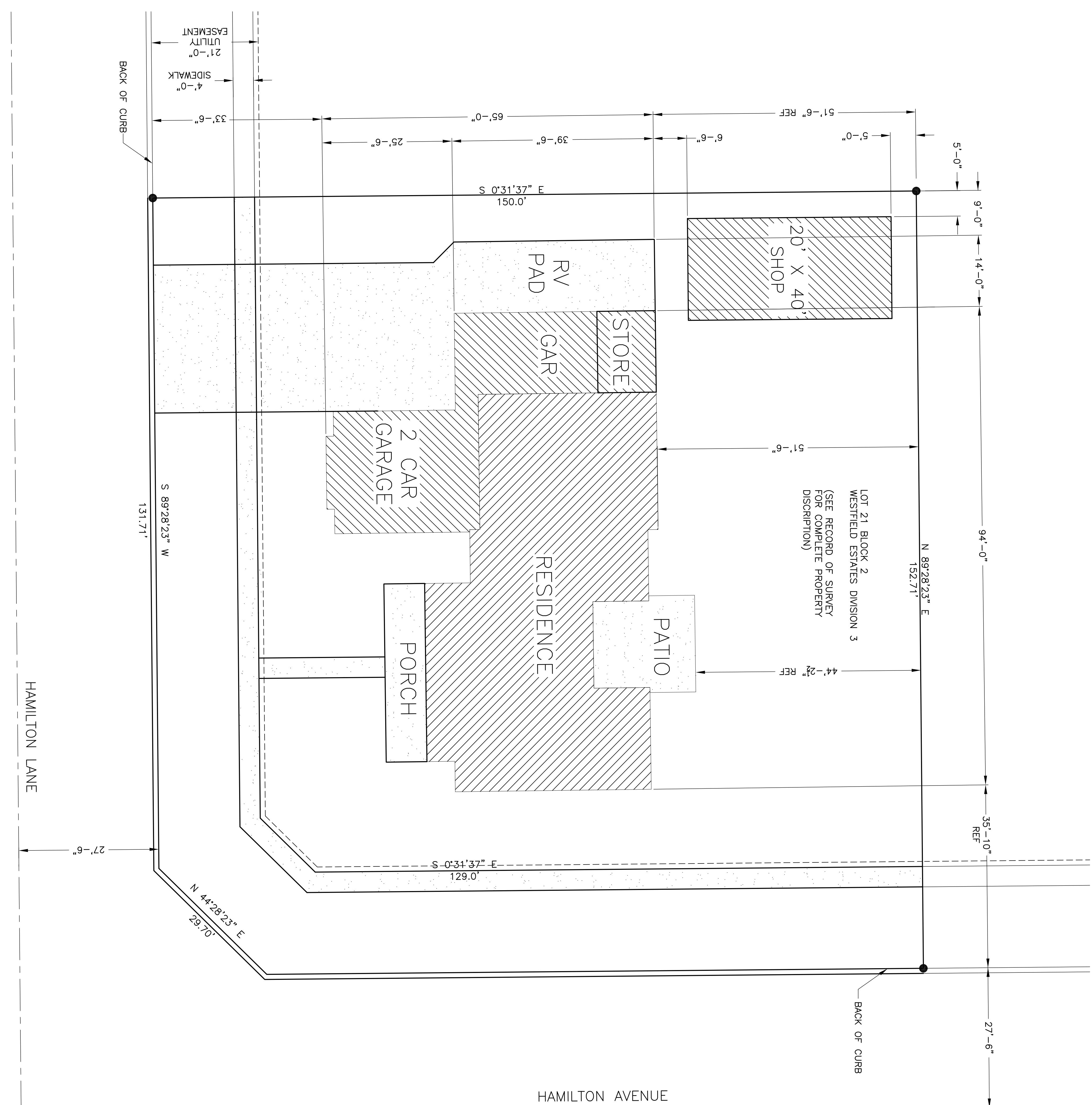
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2. VERIFY UTILITY LOCATIONS PRIOR TO DIGGING.
3. ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. DO NOT SCALE DRAWINGS.
5. USE ENGINEERED TRUSSES WHERE POSSIBLE.
6. FOR ALL TJI INSTALLATIONS REFER TO RESIDENTIAL APPLICATIONS AND BUILDERS GUIDE.
7. ALL FOUNDATION PLATES AND SILL PLATES ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD.
8. GARAGE WALL AND CEILINGS ADJACENT TO OR UNDER DWELLING SHALL HAVE MATERIALS APPROVED FOR ONE HOUR FIRE RESISTANCE.
9. DOOR BETWEEN GARAGE AND DWELLING AS APPROVED FOR FIRE RESISTANCE BY BUILDING DEPARTMENT.
10. MINIMUM 22" X 30" SCUTTLE TO ATTIC IS REQUIRED.
11. SMOKE DETECTORS SHALL BE INSTALLED TO MEET COUNTY BUILDING CODES.
12. ALL STAIR RISE, TREAD AND HAND RAIL HEIGHTS AND SPINDLE SPACING SHALL MEET COUNTY BUILDING CODES.
13. ALL LIGHTING AND ELECTRICAL SERVICE LOCATIONS SHALL BE DISCUSSED WITH HOME OWNER BEFORE CONSTRUCTION.
14. KITCHEN ARRANGEMENT IS SUGGESTED PLAN ONLY. ALL CABINETS AND APPLIANCES TO BE FIELD DETERMINED FOR BEST FIT.
15. ALL FLOORING, FLOOR COVERING TO BE DISCUSSED WITH CONTRACTOR AND HOME OWNER PRIOR TO INSTALLATION.
16. SITE AND STRUCTURE SHALL BE KEPT CLEAN.
17. IN CASE OF ERRORS, OMISSIONS, OR DISCREPANCIES CONTACT OWNER OR OWNERS REPRESENTATIVE BEFORE PROCEEDING.

NOTICE

THESE PLANS WERE DRAWN TO MEET AVERAGE CONDITIONS AND CODES. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, THIS PLAN CANNOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING OFFICIAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION. THIS PLAN CAN BE ADAPTED TO YOUR LOCAL BUILDING CODES AND REQUIREMENTS.

IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER USING THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL.) THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES DRAWING PROVIDER FROM ANY CLAIMS OR LAWSUITS THAT MAY ARISE DURING CONSTRUCTION OF THIS STRUCTURE ANYTIME BEFORE, DURING, OR AFTER COMPLETION OF SAID PROJECT.



SHT NO:	REVISION:	SITE PLAN	A NEW HOME FOR CHRIS O'CONNOR & AMBER THOMPSON 14792 HAMILTON LOT 21 BLOCK 2 WESTFIELD ESTATES DIVISION 3 POCATELLO - IDAHO	 CLEARWATER CUSTOM HOMES 208-851-1878 <i>“Building Dreams Since 2006”</i>	DESIGN BY: CCH DRAWN BY: G ERICKSON CELL (208) 251-0413 genericdrafting@gmail.com DATE: 12/18/2023	REVISION: REV 1, CHANGED LOCATION OF HOUSE ON PROPERTY. ADDED 20' X 40' SHOP TO PROPERTY.
1 OF 7	1 6/28/2024					